



Park Impact Fees Update 2017



New development brings more people to Redmond





People use our parks, trails, and recreational facilities

The City must build public facilities
to accommodate projected growth



New development helps pay for new parks that accommodate growth



Background

The last update to the Park Impact Fee methodology was in 2006.

Annual inflation adjustments since 2006 total 20%.

Fee Categories



Single Family



Multi-Family



Residential
Suites



Office



Retail



Industrial

How fees are calculated:

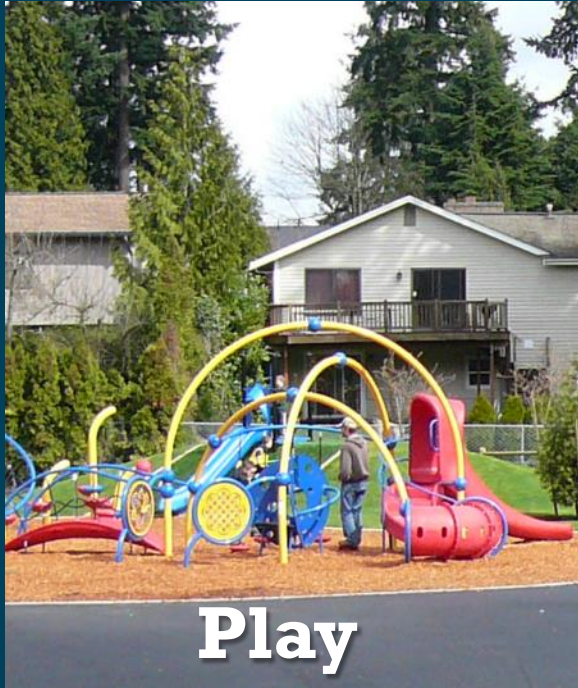
1.  X  = Total Hours

New people Hours of Use

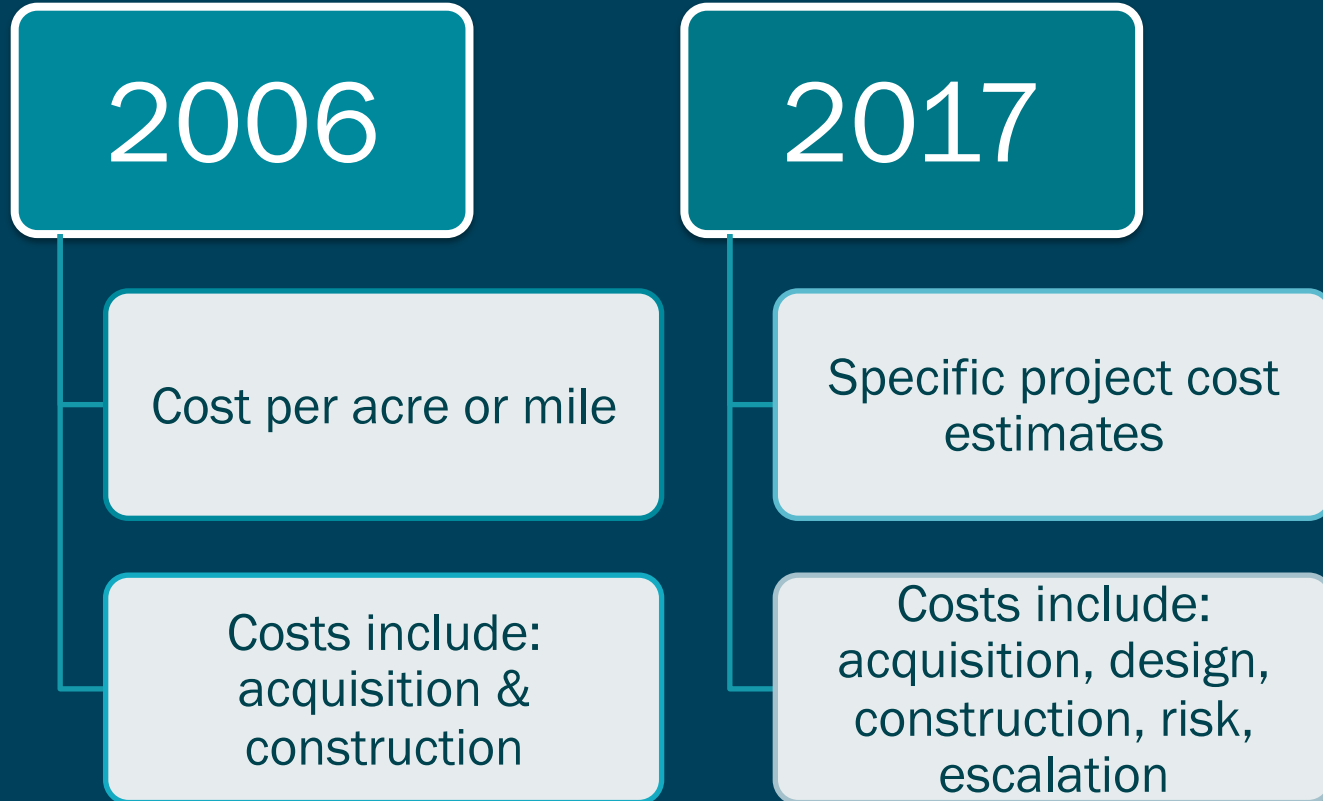
2.  X \$50M /  = Impact Fee

% Total Hours Share of growth Number of units
by category (30% total cost) or 1,000 SF

This proposal uses the updated parks capital improvement plan



Cost Estimating Improvements



The total contribution from development will increase from \$30M to \$50M to build...

Redmond Central Connector Phase II



Park in Overlake Village



Replacement Pool



Growth Allocation

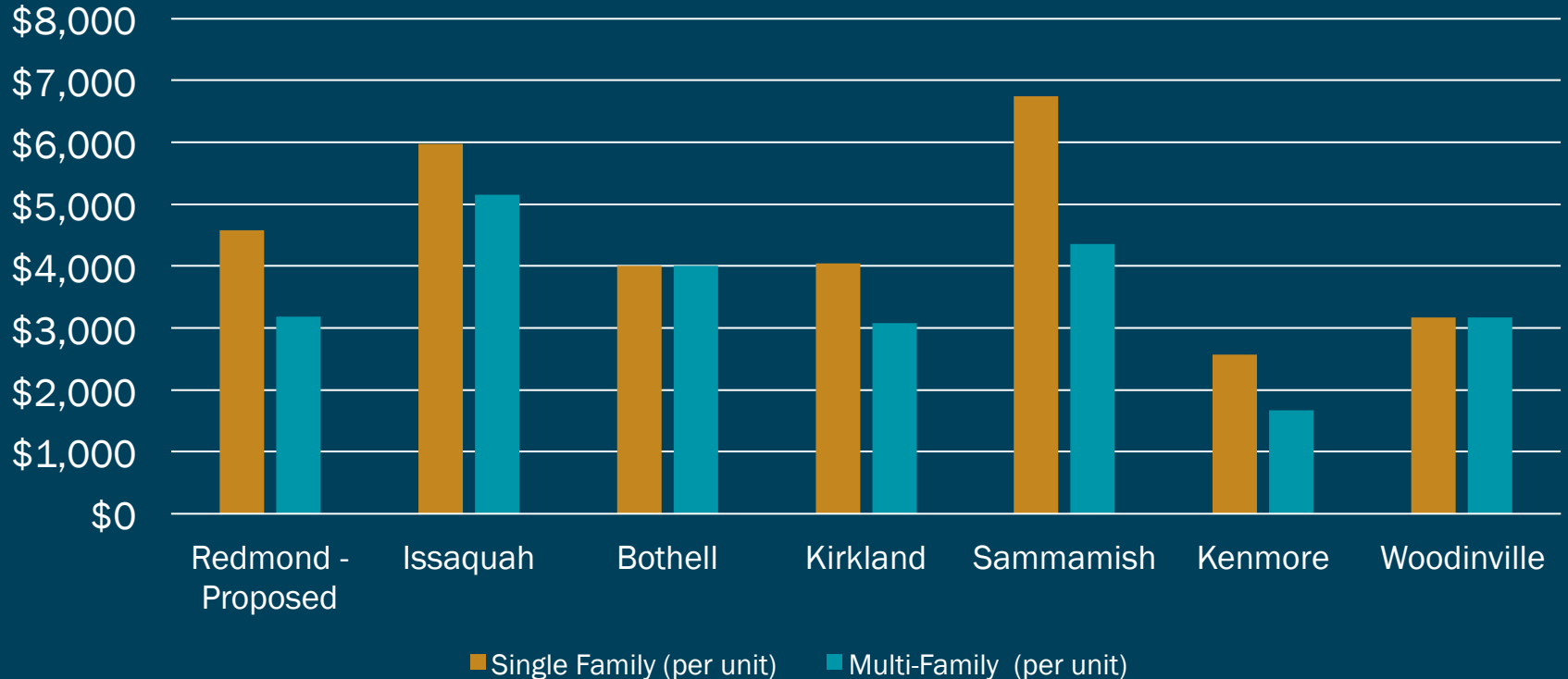
the percent cost of park costs attributable to growth



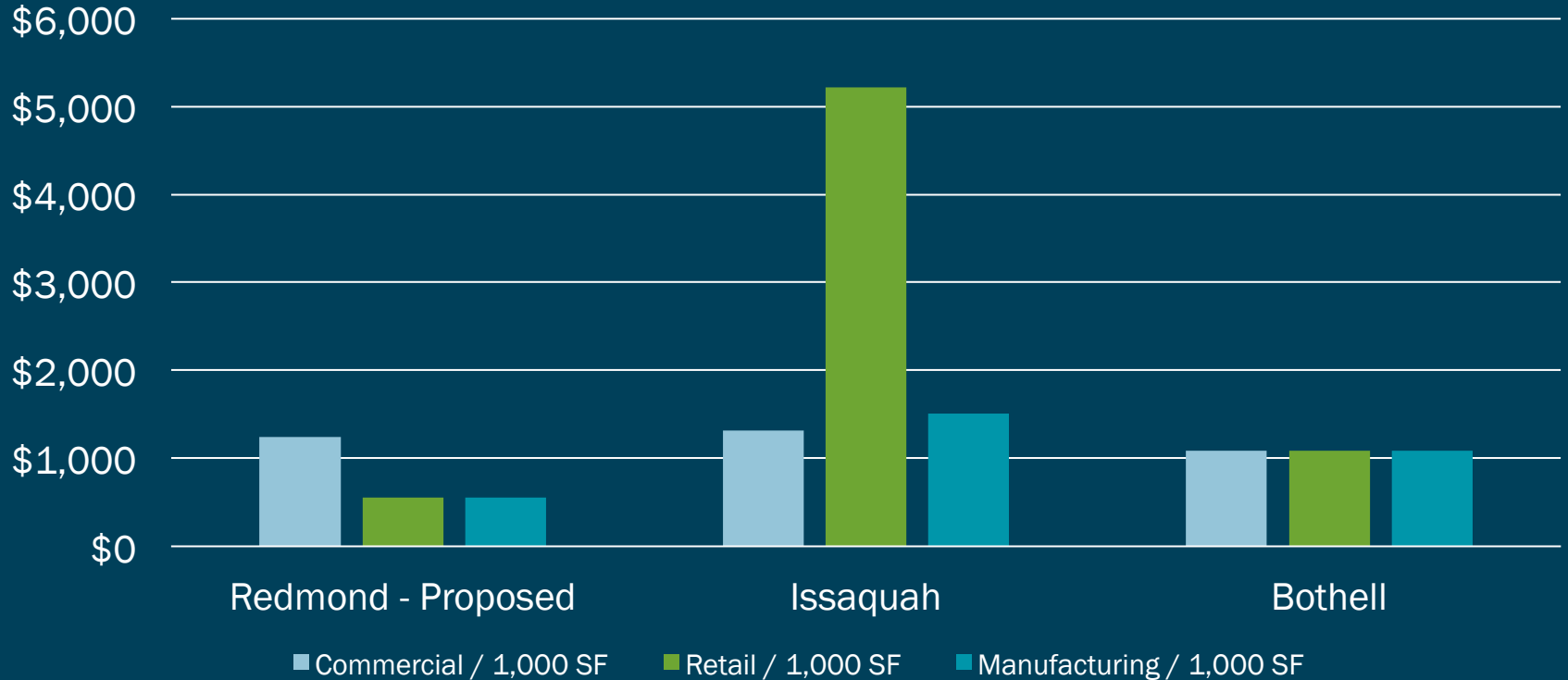
Proposed Fee Change

Category	Unit	Existing Fee per 2016 Inflated since 2006	Proposed 2017 Fee	Percent Change
Single-family	Per unit	\$3,502	\$4,585	23.6%
Multi-family	Per unit	\$2,816	\$3,183	11.6%
SRO	Per unit	\$1,408	\$1,730	18.6%
Office	Per 1,000 sf	\$1,192	\$1,242	4.0%
Retail	Per 1,000 sf	\$523	\$551	5.1%
Industrial	Per 1,000 sf	\$528	\$559	5.4%

Comparing to our Neighbors: Residential Fees



Comparing to our Neighbors: Non-Residential Fees



Learn More & Comment



[On-line Poll](#)



Attend Meeting
on 4/19 @ 5:30
City Hall



Send Comments

Questions & Feedback



Carolyn Hope
Parks & Recreation
425-556-2313
cjhope@redmond.gov